CIT

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2010-0103.0A

P.C. DATE: February 22, 2011

SUBDIVISION NAME: Resubdivision of Lot 4, Block 12L, Fairview Park

AREA: 0.395 acres

LOTS: 2

APPLICANT: Gary Sparks

AGENT: Stansberry Engineering

(Jim Wittliff)

ADDRESS OF SUBDIVISION: 1703 Newning Avenue

GRIDS: J-20

COUNTY: Travis

WATERSHED: Blunn Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3-NP

PROPOSED LAND USE: Single Family

NEIGHBORHOOD PLAN: South River City

<u>SIDEWALKS</u>: Sidewalks will be provided on Newning Avenue prior to the lot being occupied. There is existing sidewalk along Enfield Road.

<u>DEPARTMENT COMMENTS</u>: The request is for approval of a resubdivision, namely Resubdivision of Lot 4, Block 12L, Fairview Park. This is a resubdivision of a one lot into 2, single family lots on 0.395 acres.

STAFF RECOMMENDATION: The staff recommends approval of the resubdivision. This plat meets all City of Austin Land Development and State Local Government Code requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Sylvia Limon

PHONE: 974-2767

Email address: sylvia.limon@ci.austin.tx.us

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Base Map

Fairview Park

CASE#: C8-2010-0103.0A
ADDRESS: 1703 Newning Avenue
MANAGER: Sylvia Limon

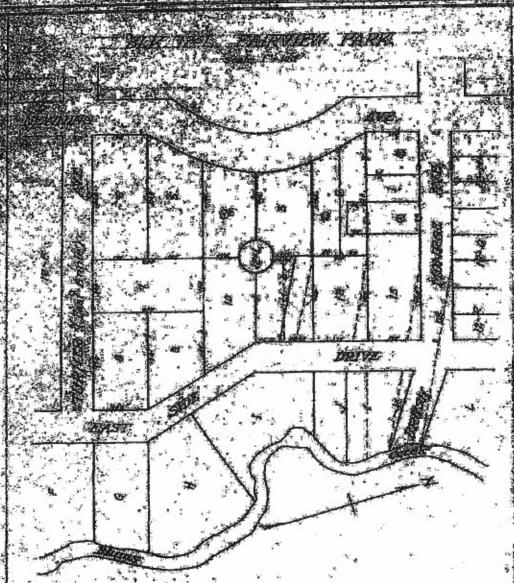
1" = 400"

OPERATOR: D. SUSTAITA

Fig. 1. A Strike to a Market Fig. Carrotte of the first of the second second

This map has been produced by Notification Services for the softe purpose of geographic reference. > No warranty is made by the City of Austin regarding specific accuracy or completeness.





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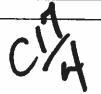
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NETNING AVE. STATE OF THE PARTY LOT 3

RESUBDIVISION OF LOT 4, BLOCK 12L OF FAIRVIEW PARK

LOT AREA SUMMARY: LOT 48: 8,788 S.F. (CMA) LOT 48: 8,443 S.F. (CMA) TOTAL 17,202 S.F. (CMA)







KNOW ALL MEN BY THESE PRESENTAL

THAT I, CART SPANES, OWNER OF LOF A, BLOCK 121. OF PRIMARIL PARK, A SUBMISSION IN THE CITY OF AUSTIN, TRAVES COUNTY, YEARS, AS RECORDED IN THE CITY OF AUSTIN, TRAVES COUNTY, YEARS, AS RECORDED IN THE CITY OF AUSTING THE COUNTY, THE COUNTY, THE COUNTY OF THE COUNTY, THE COUNTY OF TH

OF _____ DAY

GARY SPANIS 8205 BENS OF THE MAKER GROVE AUSTING TEXAS 78744

NUTRITY CERTIFICATION STATE OF TEXAS

SETURE HE, THE UNDERSOME AUTHORITY, ON THIS DAY PERSONNLY APPEARED TO GRAY SPHARE, INDICAN TO BE TO SE THE PERSON WHOSE MAKE IS SUBSCIPRED TO THE FRANCISCOP BRITAIN FOR SETULIARITY, AND ACCORDINGTION WHOSE MAKE IS SUBSCIPRED TO REPORT AND ACCORDING THE SAME FOR THE PROPERTY AND ON THE CAPACITY THEREON STORES AND COMMISSIONIST THEREON SOME PROPERTY AND IN THE CAPACITY THEREON STORES AND COMMISSIONIST THEREON SOME PROPERTY.

ONEN UNDER MY HAND AND SEAL OF OFFICE THIS THE __ DAY OF___

MOTORY IN AND FOR THE STATE OF TEXAS

PREMIED HAME OF NOTHER

THE SUBSMISSION PLAT IS LOCKED WITHIN THE PULL-PURPOSE CITY LIMITS AUREDICTION OF THE CITY OF AUSTIN ON THIS THE PARTY OF

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AMERICA, COURTY OF THYRIS, DESCRIPTION OF THYRIS,

CHES CUENCEY, MCP., CHESTOR, PLANNING

ACCEPTED AND AUTHORISED FOR RECOID BY THE PLANNING COMMISSION OF THE CITY OF AUSSIN, TEXAS, THIS THE ______ DAY OF _____ 20___

DAME STREET, CHARGE PARK

SKINDA KPK, SECRETARY

SUPPLYOR'S CENTRICATION

1, AMES IN. CRAFF, AS AUTHORIZED INDEX THE LAND OF THE STATE OF TEUAS
TO PRACEE THE PROPERSION OF SUPPLY AND HERBIT CONFIDENCE WITH CLAPTING 20 THE AUSTRAL CONFIDENCE WITH CLAPTING 25 OF THE AUSTRAL CHIT CODE OF TREES, AND AUGUSTAL IN THE AUTHORIZED AND AUGUSTAL SUPPLY OF THE PROPERTY MADE BY ME ON LINGS HEY SUPPLYSHED FOR ON THE CRAFF.

TANGO GRANT SINGTONG MC. 1700 S. LAMAR SIVO. STE. \$322 AUSTIN, TEXAS 78704

PESSIONAL LAND SUPPLYOR NO. 1919

APARTA SHIPPINATE CONTACTOR

ENGREER'S CERTIFICATION:

L BLAWE E. STAMBERMY, AM AUTHORIZED UNDER THE LANS OF THE STATE OF TEXAS TO PRODUCE THE PROFESSION OF DISBERGING AND HENCEY CERTIFY THAT THAT PLAY IS PLASSED FROM AN COMMERCIBING STAMPHONOT AND CERTIFICS WITH THE PLAY IS PLASSED FROM AN COMMERCIBING STAMPHONOTORY AND CERTIFICS WITH

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF DEBINATED FLOOD HAZARD AREAS AS SHOWN ON THE FEDERAL BESTIESHOY MANAGEMENT ASSUCIATION RATE MAY NO. 4843NC DEGINE ARED 09-2008.

BLAYNE E. STAMSBERRY RESISTENCE PROPERSONAL ENCOMER NO. 88646 STAMSBERRY DIGRETING CO., NC. P.G. SCK 308, MANCHACA, TEVAS 78852 PH. (812) 322-6000

1. NO BUILDINGS, FENCES, LANDSCAPING (or other destructions are permitted on dramage easiments except as

- 2. ALL DRABAGE EASEMENTS ON PROVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY CHARGE OR AL
- 3. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAMAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROPERT ACCESS BY CONGRESSARY AND SHALL NOT
- A. THIS SUBDIVISION IS LOCATED IN THE BELING CREEK WATERSHED, CLASSIFED AS LIGHAUL
- S. EMORICH/SEDEGRITATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO LOC SECTION 25-8-121, AND THE BRYGORIENTEN CONTROL MARLEL.

THE CHMENT/DEVELOPER OF THIS SUBDIVISION/LOT INVAL PROVIDE AUSTIN ESCRICY WITH ANY EASDMENT AND/IN CASSA RELATION IN ADDITION TO THOSE SELECTION FOR THE INSTALLATION AND CHARGING MAINTIDENCE OF CHEMICAL O UNDEPROVIDED ELECTRIC FACULTIES. TREES EXCHANGES AND/OR ACCESS AND RECOMMEND TO PROVIDE ELECTRIC RIVICE TO THE SULDING AND THE LING SELECTIONS OF AS TO CAUSE THE SITE TO BE GUT OF COMPLIANCE WITH MATTER 25—5 OF THE AUSTIN LING SELECTIONS OF COMPLIANCE WITH

7. ALSTEN ENERGY MAS THE RIGHT TO PRINK AND/OR REMOVE THEZE, EMPLEMENT, AND OTHER COSTNUCTIONS TO THE CATEFOT NECESSARY TO NEED THE EASEMENTS OLD AN AUSTIN EMPLOY WILL PREPORT ALL THEE WORK IN COMPLIANCE WITH CHAPTER 25—8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

R. THE CHIEF SHALL BE RESPONDED FOR RESTALLARON OF TEMPORARY EXCISION CONTROL, REVICETABON AND THE PROTECTION, IN ADDITION, THE CHIEFE SHALL BE RESPONDED FOR ANY BYING. THE PERSON AND THE RESPOND IN WHITH IN PERF OF THE COTTEN LINE OF THE PROPOSED OVERHEAD DECISION, PROLITERS DESCRIBED TO PROMOBE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLIDE MUSTIM EMERGY'S WORK WITHIN THE THAT'S OF COMPRISHED FOR THE PROJECT.

- S. ARLOCATION OF ELECTRIC FACILITIES REQUESTED BY OWNER SHALL BE AT GAMER'S DIPONSE.
- TO THE CITY OF AUSTIN WASTENATIVE STRUCTURE IS CONNECTED TO THE CITY OF AUSEM WATER UTILITY SYSTEM AN

11. WATER AND WASTERNATUR SYSTEMS SERVING THIS SUBDINSION SHALL BE DESIGNED AND INSTALLED BY ACCORDANCE WITH THE CITY OF AUSEM PLANS AND SPECIFICATIONS. PLANS AND SPECIFICATIONS SHALL BY SUBSTEED TO THE CITY OF AUSEM MATERIA. THE WATER AND WASTERNATION STRUCKED BY THE CITY.

12. BUILDING SETRACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZORING CREMANICE

13. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSIONS AND ASSISTED, ASSISTED RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF THE SUBDIVISION IMPROVAMENTS WHORE COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AMERIL PRE COMPRESSIONS AND ACCOUNTINGED THAT FRAT VACATION OR REPLAYED MAY BE REQUIRED, AT THE CHERRY'S SOLE EMPENSE, IF PLANS TO CONSTRUCT IN THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

14. PROR TO CONSTRUCTION, EXCEPT DETACHED SHOUL PARILY ON ANY LOT IN THIS SUREVISIONON, A SITE DEVELOPMENT PETRAT MUST BE DETACHED FROM THE CITY OF AUSTIN.

15. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET, FROM THE ROADMAY EDGE, DINNERAY GRADES MAT EXCEED 14S ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTRAL

18. ALL STREETS, GRANACE, EXEMPLES, ENGINE CONTROLS, AND WATER AND WATERFARER LINES AND REQUIRED TO GE CONSTRUCTED AND RESTALLED TO CITY OF AUSTIN STANDARDS.

17. BY APPROVED THIS PLAY, THE CITY OF AUSTRE ASSUMES BY DELFACER TO CONSTRUCT ARY INFRASTRUCTURE IN COMMITTION WITH THIS SUBDIVISION. ANY SUBDIVISION REPRESENTANCE, REQUIRED FOR THE DEVELOPMENT OF THE STANDARD FOR THE DEVELOPMENT OF THE STANDARD FOR THE DEVELOPMENT OF THE STANDARD FOR THE CONTROL TO CONSTRUCT ANY STANDARD SAY SELFCHIST FOR THE CITY TO DOBY APPLICATIONS OF COMMITTED THE CONTROL OF THE COMPANY. SOURCES SHARE PRINTED THE PLAY APPROVED, ANY STANDARD STANDARD FOR THE PLAY APPROVED, ANY STANDARD STANDARD STANDARD.

- IA. THIS SUBDINISION IS NOT LOCATED OVER THE EDIDADIS AGUIFER MECHANICE ZONG.
- 18. EROSGO/JEZDMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUSING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURPLEANT TO LDC SECTION 25—0—161, AND THE ENVIRONMENTAL CONTERN MARCH.

20. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUSTING SUSTINGS ILLOCK 12-L, FARVEW PARK, SULL APPL TO THIS PRESIDENCIASION PLAT.

21. PUBLIC SICENALIS, BURLT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALGAIN THE POLICIUM STREETS AND A SHOWN BY A DOTTED LIBER ON THE FACE OF THE FACE HEARS AND ANGREE. THIS SECTIONAL SHALL BE IN PLACE FROM THE LOT EDGE OCCUPANCY, BURLDING PERMISTRACT FOR STREET, AND A SHOWN OF THE STANDARD SHOWN OF THE ST

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DANA DESIGNATION, COUNTY CLERK TRANS COUNTY, TEXAS.

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